

RETAIL PROPERTY // FOR SALE

RETAIL COMPLEX FOR SALE EXCEPTIONAL INVESTMENT OPPORTUNITY

750 N CEDAR ST
LANSING, MI 48906



- Drive-Thru Bigby Coffee generates strong traffic to the center
- Two adjacent spaces available for lease: 1,500 and 2,700 SF
- Possibility to combine vacant spaces for a total of 4,200 RSF
- Exciting development prospects in the area
- Ideal for quick-service restaurants, daytime service businesses, medical, and other retail establishments
- Great location within 1 mile of Michigan's state capitol, Lansing Center, Lansing Community College, Cooley Law School, & more
- Contiguous land also available for purchase



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EXECUTIVE SUMMARY



Sale Price	\$675,000
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OFFERING SUMMARY

Building Size:	5,964 SF
Lot Size:	0.75 Acres
Price / SF:	\$113.18
Year Built:	2005
Zoning:	Commercial
Market:	West Michigan
Submarket:	Central Lansing
Traffic Count:	14,463

PROPERTY OVERVIEW

Discover the value-add possibilities with this impressive retail complex, now available for sale. Located in close proximity to a bustling fast food drive-through, this prime property offers great potential for investors knowledgeable of the area's amenities and activity.

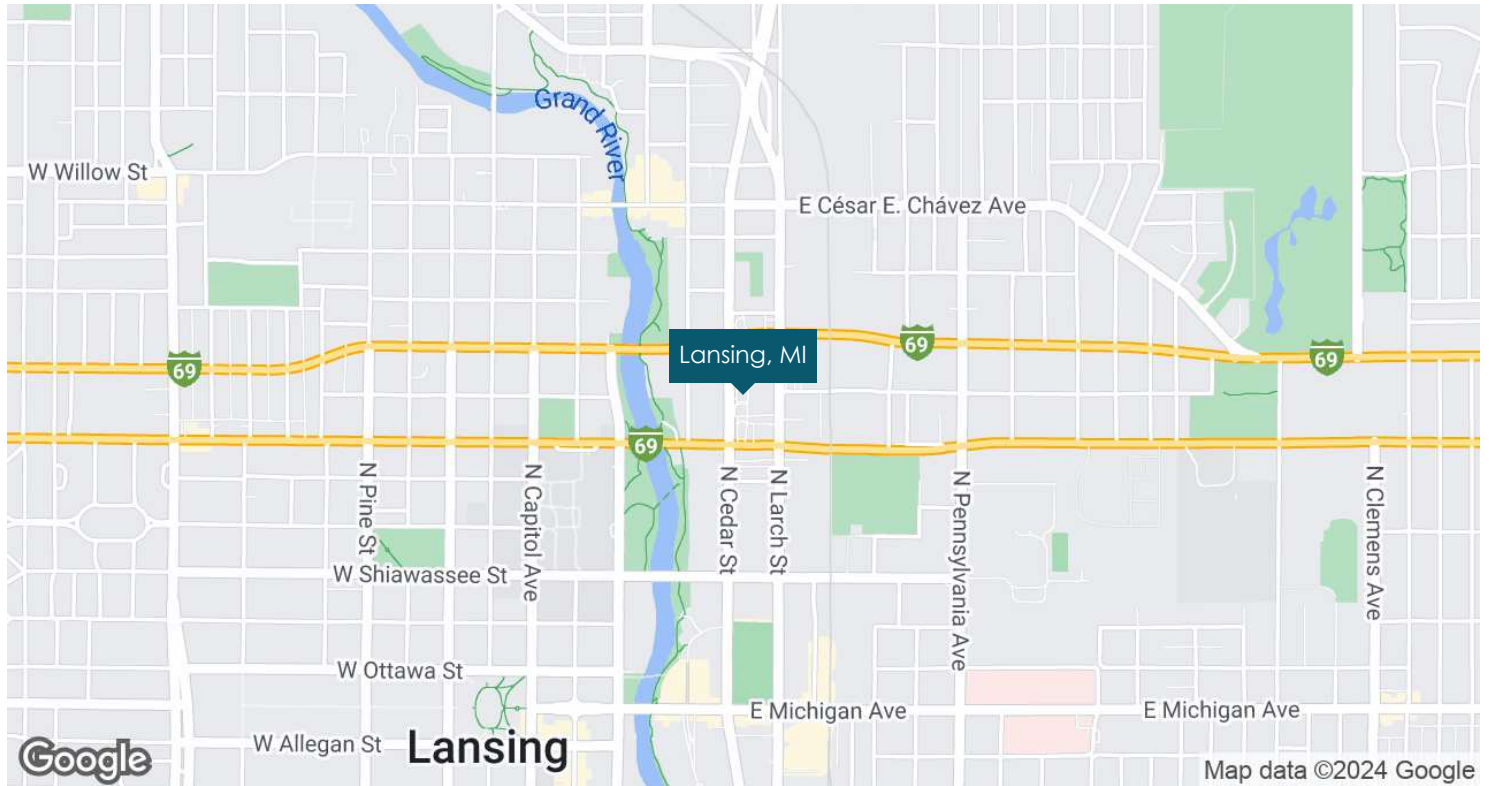
Building Features:

- Drive-Thru Bigby Coffee generates strong traffic to the center on a daily basis and creates an opportunity for synergy in the tenant mix.
- Two adjacent spaces available for lease: 1,500 and 2,700 square feet respectively.
- Possibility to combine vacant spaces for a total of 4,200 rentable square feet.
- Contiguous land is also available that generates \$12,000 annual revenue through an easement agreement with Burger King, and provides approximately 1.37 acres for development
- Exciting development prospects in the area.
- Former 1,500 SF space previously occupied by Herbalife, ready for imaginative buildout.
- Ideal for quick-service restaurants, daytime service businesses, medical, and other retail establishments.

Don't miss out on this exceptional opportunity to acquire this retail complex and unlock its full potential. Contact us today for more information and to arrange a viewing.

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CITY INFORMATION



LOCATION DESCRIPTION

Located on the east side of N Cedar Street, in between S M 43 Highway and E Saginaw St. Immediate proximity to Michigan's state capitol, Lansing Center, Lansing Community College, Cooley Law School, The Outfield Baseball stadium, and American Tooling Center Lansing, makes it a sought-after location for many types of retail users. Excellent visibility due to busy one-way traffic heading south on Cedar to the Capital.

LOCATION DETAILS

Market	West Michigan
Sub Market	Central Lansing
County	Ingham
Cross Streets	E Saginaw Street

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PROPERTY DETAILS

Sale Price	\$675,000
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LOCATION INFORMATION

Street Address	750 N Cedar St
City, State, Zip	Lansing, MI 48906
County	Ingham
Market	West Michigan
Sub-market	Central Lansing
Cross-Streets	E Saginaw Street

BUILDING INFORMATION

Building Size	5,964 SF
Occupancy %	30.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	5,964 SF
Year Built	2005
Gross Leasable Area	5,964 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	Commercial
Lot Size	0.75 Acres
APN #	33-01-01-09-480-002 & 33-01-01 09-480-062
Corner Property	Yes
Traffic Count	14,463
Traffic Count Street	I-96 Bus and Monroe St N

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	40

UTILITIES & AMENITIES

Central HVAC	Yes
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P.A. COMMERCIAL
Corporate & Investment Real Estate



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ADDITIONAL PHOTOS



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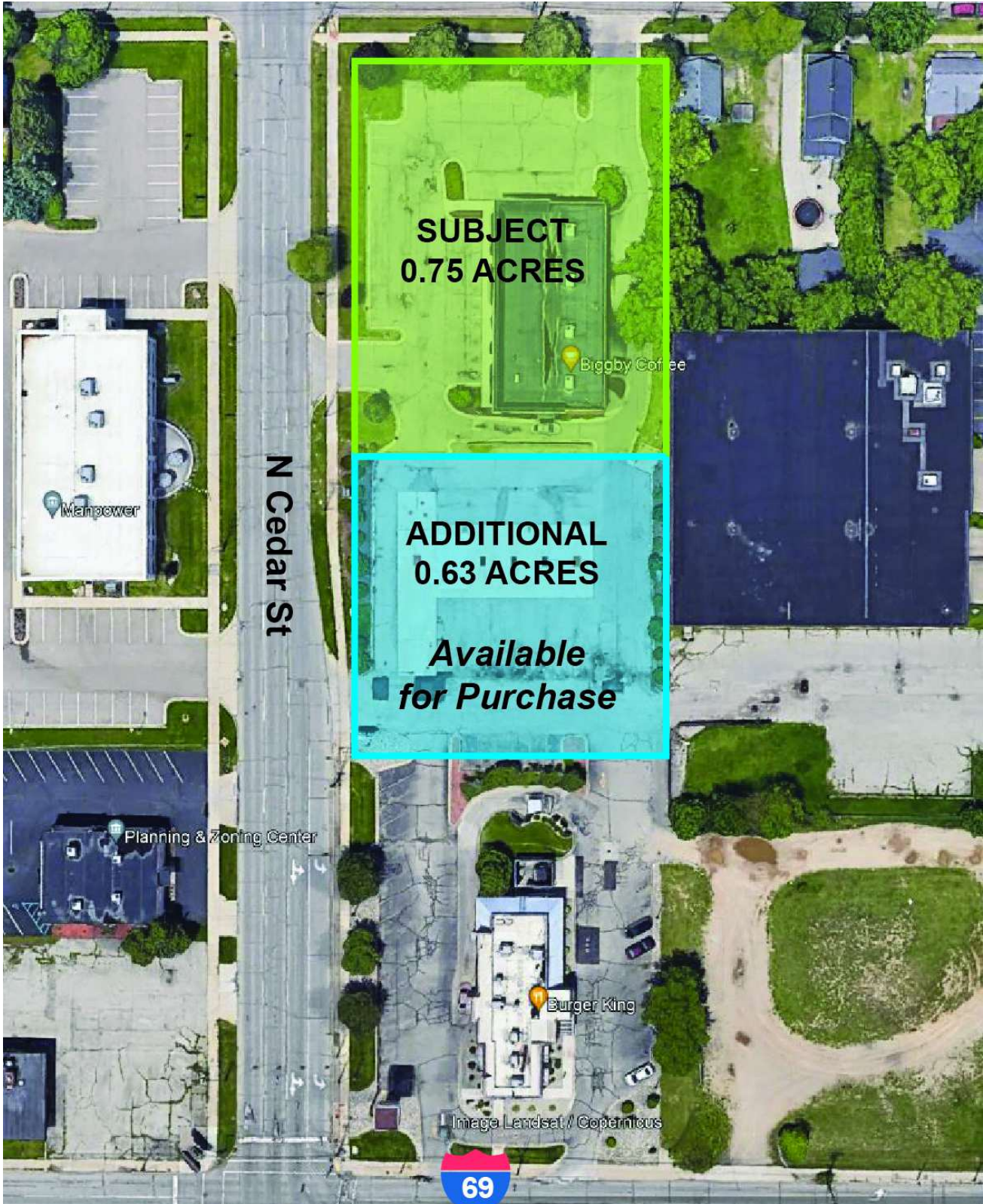
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ADDITIONAL PHOTOS



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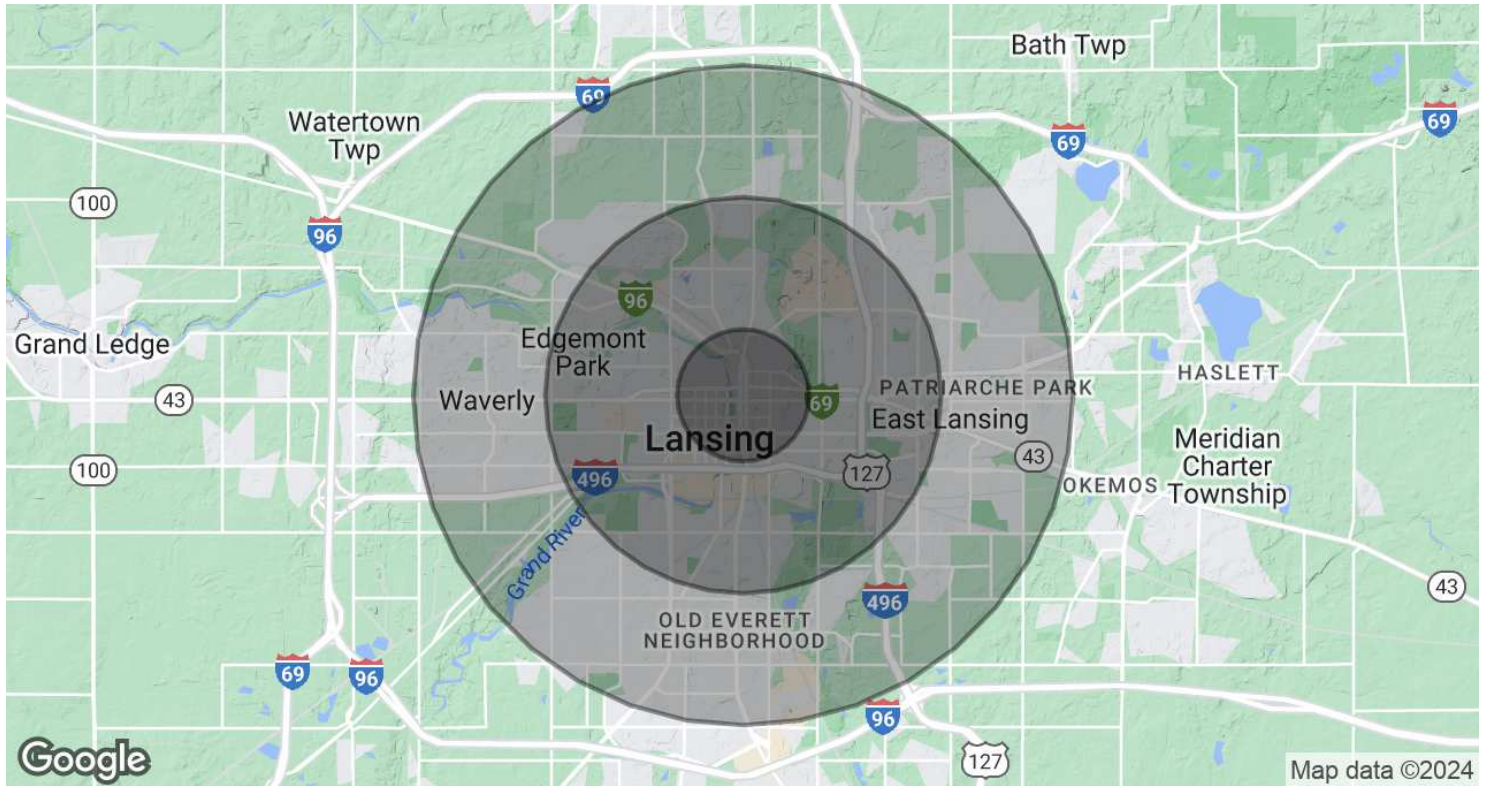


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RETAILER MAP



750 N CEDAR ST, LANSING, MI 48906 // FOR SALE
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,591	88,959	190,987
Average Age	31.3	33.8	34.0
Average Age (Male)	30.6	32.3	32.1
Average Age (Female)	30.6	34.4	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,991	41,207	83,135
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$42,697	\$53,175	\$56,846
Average House Value	\$82,419	\$98,833	\$112,568

2020 American Community Survey (ACS)

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FOR MORE INFORMATION, PLEASE CONTACT:



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